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IN MEMORIAM:  
LEON ANSCHELEWITZ (1929-1986)  
MAX M. BARR (1929-1993)  
MILTON M. ABRAMOFF (1935-2004)  
MICHAEL A. PANE (2013)

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June 11, 2014

## Via Hand Delivery

Ocean Township Zoning Board of Adjustment  
Attn: Marianne Wilensky, Director of  
Community Development  
399 Monmouth Road  
Oakhurst, New Jersey 07755

RE: Yeshiva Gedola Na'os Yaakov, Inc. – Use Variance Application  
PQ: 1515 Logan Road  
Block 216, Lot 19  
Our File No. 83640-0

Dear Ms. Wilensky:

With regard to the above-referenced Application, enclosed herein please find the following:

1. Original and fifteen (15) copies of the Application with Addenda 1, 3 and 5 attached;
2. Three (3) sets of the Use Variance-Site Plan prepared by Nelson Engineering Associates, Inc. dated April 14, 2014 consisting of one (1) sheet;
3. Three (3) sets of the Architectural Plan prepared by Shore Point Architecture, P.A. dated May 21, 2014 consisting of three (3) sheets;
4. Sixteen (16) copies of the Declaration of Responsibility and Mission Statement prepared by the Applicant;
5. Sixteen (16) copies of the Overview prepared by the Applicant;

June 11, 2014

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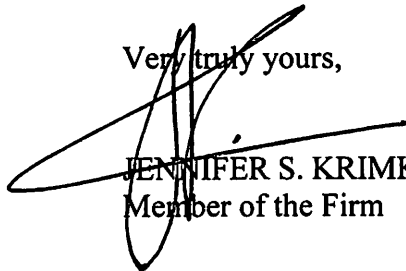
6. Sixteen (16) copies of Rabbi Schustal's biography;
7. Sixteen (16) copies of Rabbi Lesin's biography;
8. Sixteen (16) copies of the Daily Schedule;
9. Sixteen (16) copies of the 2014-2015 Catalog of Yeshiva Gedola Na'os Yaakov;
10. Ownership Certification;
11. Permission for Inspection of Premises;
12. Check of Zebra Holdings, LLC made payable to "Township of Ocean" in the amount of \$2,500.00 representing the required application fee;
13. Check of Zebra Holdings, LLC made payable to "Township of Ocean" in the amount of \$4,000.00 representing the required escrow fee;
14. Check of Zebra Holdings, LLC made payable to "Township of Ocean" in the amount of \$10.00 representing the required fee for the certified list of property owners; and
15. W9 Tax Form.

Once you have had the opportunity review the above, kindly advise if this matter is deemed complete so that we can forward any additional information you require or the remaining plan sets.

Thank you for your time and cooperation.

My best.

Very truly yours,



JENNIFER S. KRIMKO  
Member of the Firm

JSK:slm

Enclosures

c.c. Rabbi Zeev Rothschild (w/copy of Application) Via Email [zr@zrusa.com](mailto:zr@zrusa.com)  
Rabbi Shlomo Lesin (w/copy of Application) Via Email [slesin@stuhelp.org](mailto:slesin@stuhelp.org)  
David Boesch, LLA (w/copy of Application) Via Email [dboesch@nelsonengineering.net](mailto:dboesch@nelsonengineering.net)  
Stephen Carlidge, AIA (w/copy of Application) Via Email [sic@shorepointarch.com](mailto:sic@shorepointarch.com)  
Andrew Janiw, PP (w/copy of Application) Via Email [ajaniw@beaconplanning.net](mailto:ajaniw@beaconplanning.net)  
Mark Steinberg, Esquire (w/copy of Application) Via Email [steinb57@aol.com](mailto:steinb57@aol.com)

TOWNSHIP OF OCEAN  
PLANNING BOARD/BOARD OF ADJUSTMENT

## Office Use Only:

Building Department \_\_\_\_\_  
 Crime Prevention \_\_\_\_\_  
 Board Engineer \_\_\_\_\_  
 Environmental Comm. \_\_\_\_\_

Fire Marshall \_\_\_\_\_

Township Planner \_\_\_\_\_

Public Works Dept. \_\_\_\_\_

Tax Assessor \_\_\_\_\_

Traffic Safety \_\_\_\_\_

Please review and return  
to my office by:

Marianne Wilensky  
Planning Administrator

Licensed NJ Professional Engineer  
and/or Land Surveyor preparing  
the sketch plat:

Applicant: Yeshiva Gedola Na'os Yaakov,  
Inc.

Address: 120 Magnolia Drive  
Lakewood, NJ 08701

Daytime Telephone: 732-643-5284

Fax Number: 732-643-5294

Owner's Name if other than  
applicant: Zebra Holdings, LLC  
152 James Street  
Lakewood, NJ 08701

Attorney Representing Applicant:  
JENNIFER S. KRIMKO, ESQUIRE  
Ansell Grimm & Aaron, P.C.  
CN 7807  
Ocean, NJ 07712

Phone: 732-643-5284

Fax: 732-643-5294

This application is a request for which of the following:

ZONING VARIANCE

Hardship Addendum #1  
X Use Addendum #1

CONDITIONAL USE VARIANCE

Addendum #2

SITE PLAN

Preliminary Addendum #3  
Final Addendum #3  
X Minor Addendum #3  
Amended Addendum #3  
Extension Addendum #3

SUBDIVISION

Minor Addendum #4  
Preliminary Addendum #4  
Final Addendum #4  
Amended Addendum #4  
Extension Addendum #4

CONCEPTUAL REVIEW Addendum #4

Location of Property  
in this application: 1515 Logan Road

Block: 216 Lot: 19

Zone: R-4

Descriptive explanation of request: Applicant seeks approval for an advanced Talmudic academy, wherein the students are proposed to board onsite while school is in session. Applicant proposes a maximum of 96 students ranging in age from 18 to 22 years old.

Applicant's signature \_\_\_\_\_  
JENNIFER S. KRIMKO, ESQ.  
Attorney for Applicant

Date 6.10.14

ADDENDUM #1  
TOWNSHIP OF OCEAN  
ADDENDUM FOR ZONING VARIANCE

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1. Does the applicant own adjoining property? **No**
  2. Size of lot depth: **362 feet; width: 334 feet**  
Square footage of lot: **127,501**
  3. Size of proposed structure: **No new structure proposed**
  4. Percentage of lot occupied by building: **39.2%**
  5. Height of building: **Existing Two-Story**  
Amount of feet: **30 feet**
  6. Setback from front property line: **71.4 feet**
  7. Setback from rear property line: **163.4 feet**
  8. Setback from side property line: **23.0/126.7 feet**
- 

Method of domestic waste disposal:

Septic \_\_\_\_\_ Sewer   X  

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Has a building permit been requested? **No**

Has there been any previous appeal involving these premises? **Yes**  
If so, state character of appeal and date of disposition:  
**Please see Zoning Board file**

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The proposed building or use thereof is contrary to the Zoning Ordinance in the following particulars:

List of Requested Variances/Waivers:

Use variance pursuant to NJSA 40:55D-70.d.1 to permit a boarding school for post-high school students

State reasons why this zoning variance should be granted:

To be provided through testimony from a licensed Professional Planner.

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ATTACHED TO DEVELOPMENT APPLICATION #

ADDENDUM #3

TOWNSHIP OF OCEAN

ADDENDUM FOR SITE PLAN APPROVAL

PRELIMINARY SITE PLAN: Complete Numbers 1 through 4 only:

1. Have you read all of the site plan requirements? Yes
2. Have you been given a checklist? Yes
3. Have you complied with all the requirements: No
4. If not, where does it differ and state reasons why you cannot comply: Use Variance to permit boarding school for post-high school students

FINAL SITE PLAN

5. Does this differ in any way from Preliminary Approval? No
6. If it does differ, please indicate where it differs and state the reasons therefore: N/A
7. Anticipated starting date: To be provided  
completion date: To be provided
8. Estimated cost of construction: To be provided

ADDENDUM #5

TOWNSHIP OF OCEAN

ADDENDUM FOR SITE PLAN/SUBDIVISION APPROVAL

APPLICATION BY CORPORATION  
OR PARTNERSHIP  
YESHIVA GEDOLA NA'OS YAAKOV INC.

A Corporation or Partnership applying to a Planning Board or Board of Adjustment or the Governing Body or a Municipality for permission to subdivide a parcel of land into 6 or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes, shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the partnership, as the case may be.

**The Applicant is a non-profit corporation, and therefore does not have stockholders or partners owning a percentage of the entity. The Board of Directors includes:**

**David Bodner**  
16 Grosser Lane  
Monsey, NY 10952

**Meir S. Brody**  
14 Aspen Court  
Lakewood, NJ 08701

**Rabbi Shlomo Feigenbaum**  
1755 51 St  
Brooklyn, NY 11219

**Yaakov Y. Friedman**  
160 Pine Circle Drive  
Lakewood, NJ

**Rabbi Mechel Gruss**  
920 Forest Ave  
Lakewood, NJ

**Rabbi Avrohom Kammer**  
8 Royal Ave  
Lakewood, NJ

**Rabbi Shlomo Lesin**  
684 9th Street  
Lakewood, NJ

**Shlomo Y. Rechnitz**  
102 N Alta Vista  
Los Angeles, CA 90036

**Barry Reichman**  
26 Alexandra Wood  
Toronto, ONT, M5N-2S1

**Harav Shlomo F Schustal**  
1043 E 17 St.  
Brooklyn NY 11230

**Yosef Warman**  
508 E 2nd St  
Brooklyn, NY 11218